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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2246244

Doc Stamp-Deed: $4,095.00

Prepared by and return to:

Janet Wilks
BARNES WALKER TITLE, INC.
2639 Fruitville Rd. Suite 102,
Sarasota, FL 34237
941-778-7721
File Number: 69833.000.18
Doc Stamps: $ 4095.00

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Warranty Deed

This Warranty Deed made this **31st** day of **May, 2018** between **B&G Lawton LLC, a Florida Limited Liability Company**, whose post office address is: 3306 Pembroke Dr., Sarasota, FL, 34239, grantor, and **Sarasota Wraps, Inc., a Florida corporation** whose post office address is: 509 S Shore Dr. , Osprey, FL 34229, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County Florida** to-wit:

Lot 3, WIPKE INDUSTRIAL PARK, according to the map or plat thereof as recorded in Plat Book 21, Page 10, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0090150005

(The property identification number shall not be considered a legal description and is provided for informational purposes only.)

Subject to valid reservations, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Witness Name: ROBERT A. HOONHOUT

Witness Name: Julia J. Hixon

B & G Lawton LLC, a Florida limited liability company

By: _____
Glen M. Rieth, Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged and subscribed before me this 30th day of May, 2018 by Glen M. Rieth, Manager of B & G Lawton LLC, on behalf of the limited liability company. He [ ] is personally known to me or [✓] has produced a driver's license as identification.

[Notary Seal]

Robert A. Hoonhout
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF223458
Expires 6/30/2019

Notary Public

Printed Name: ROBERT A. HOONHOUT

My Commission Expires: _____